



JOHNSONVILLE

23 Middleton Road

Northern Rise



Johnsonville's latest development

Is this Johnsonville's best townhouse development for low maintenance living with an easy walk to the train station and town centre? Perfectly located for walkable access to the mall, cafes, shops and public transport. This will offer premium living for everyone, with the bonus of easy access to Wellington city via car or public transport with the train station only 550 meters away.

Designed from the ground up to maximise their fantastic location and sunshine, this is an opportunity not to be missed. Being new, you will enjoy the benefits of low maintenance, full insulation, double glazing and 100% of building code. Buying brand new also affords you the benefit of lower deposit requirements and a \$5000 rebate on your rates. As a turn-key project a 10% deposit is all that is required to secure your purchase with nothing else payable until completion. The development offers multiple layouts and options to suit the full range of buyers and budgets. All townhouses come with either a car park or an internal access garage and allow for a range of outdoor living courtyards with indoor outdoor flow.

A contemporary architectural masterpiece to maximise site and sun.

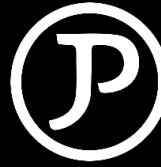
Northern Rise, A great place to Invest or Live.

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Artistic Impression Only

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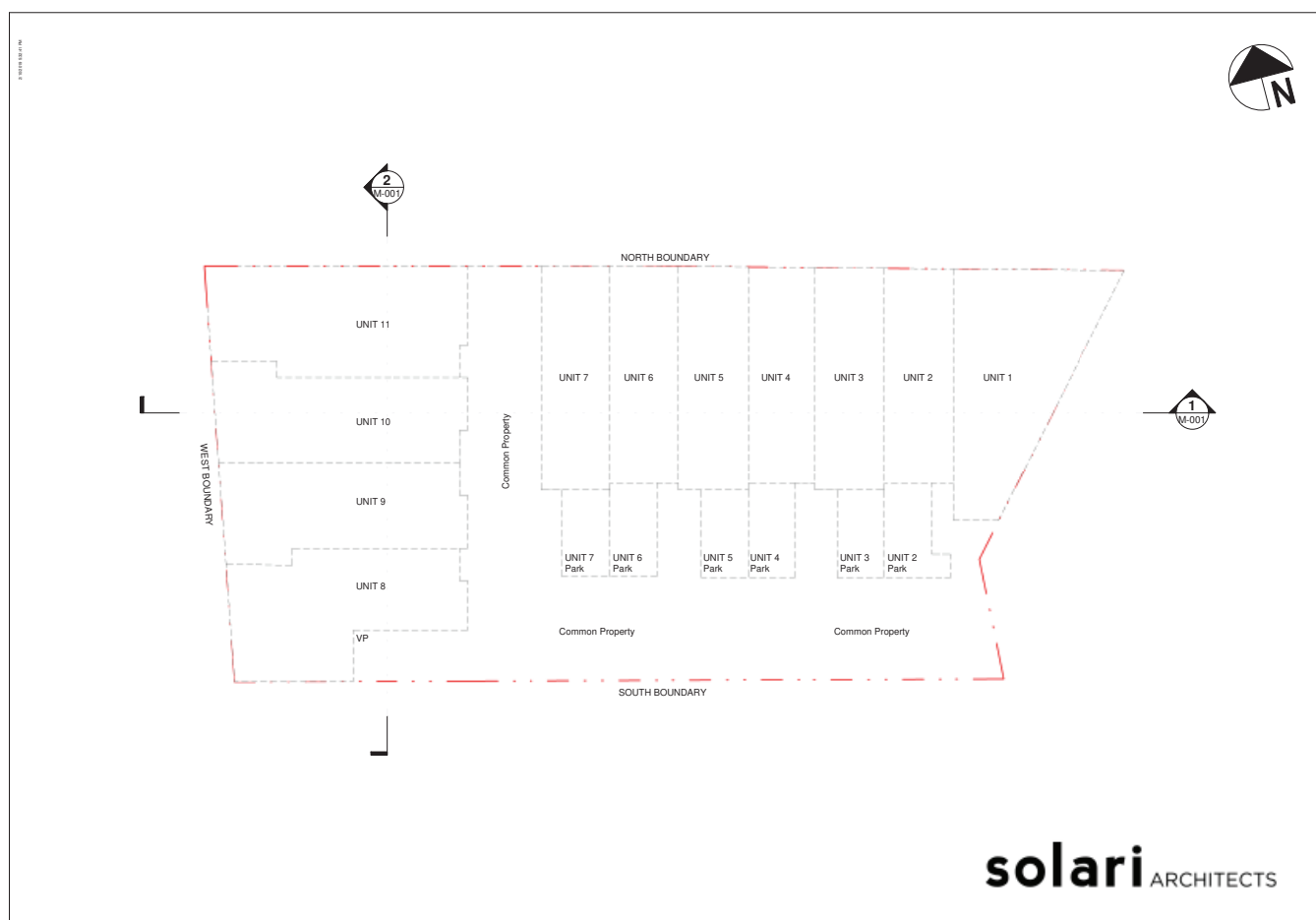


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PLANS



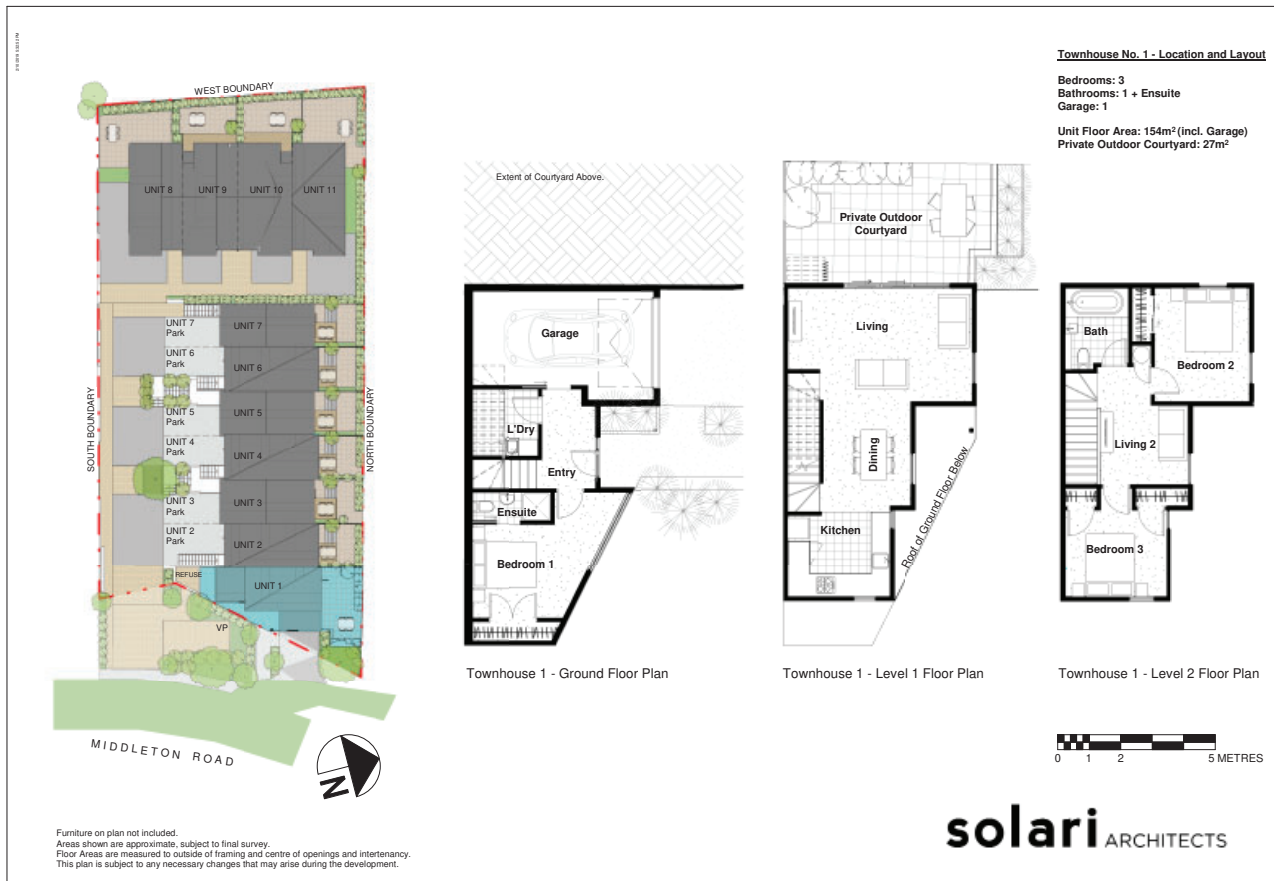


PLANS





PLANS

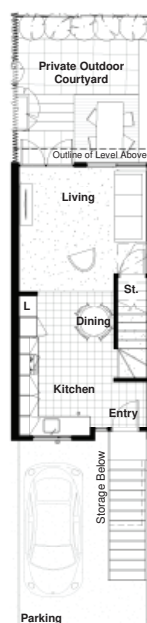




PLANS



Furniture on plan not included.
 Areas shown are approximate, subject to final survey.
 Floor Areas are measured to outside of framing and centre of openings and intertenancy.
 This plan is subject to any necessary changes that may arise during the development.



Townhouse 2 - Ground Floor Plan

Townhouse No. 2 - Location and Layout

Bedrooms: 2
 Bathrooms: 1
 Car Park: 1

Unit Floor Area: 73m²
 Private Outdoor Courtyard: 19m²
 Storage: 2m²



Townhouse 2 - Level 1 Floor Plan



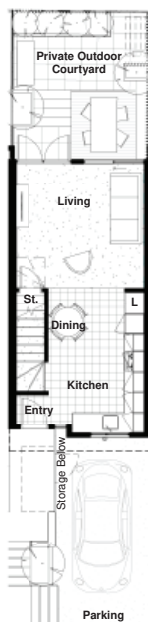
solari ARCHITECTS



PLANS



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Townhouse 3 - Ground Floor Plan

Townhouse No. 3 - Location and Layout

Bedrooms: 2
 Bathrooms: 1
 Car Park: 1

Unit Floor Area: 73m²
 Private Outdoor Courtyard: 19m²
 Storage: 2m²



Townhouse 3 - Level 1 Floor Plan



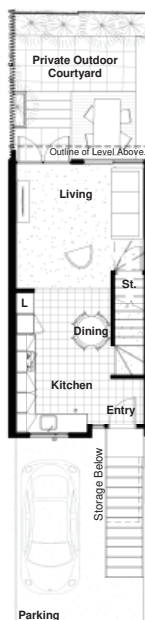
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PLANS



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Townhouse 4 - Ground Floor Plan

Townhouse No. 4 - Location and Layout

Bedrooms: 2
 Bathrooms: 1
 Car Park: 1

Unit Floor Area: 73m²
 Private Outdoor Courtyard: 19m²
 Storage: 2m²



Townhouse 4 - Level 1 Floor Plan



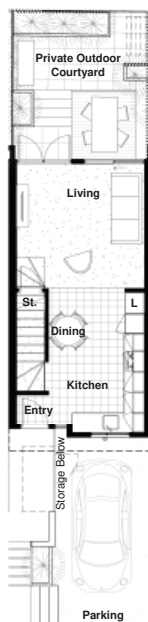
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PLANS



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Townhouse 5 - Ground Floor Plan

Townhouse No. 5 - Location and Layout

Bedrooms: 2
 Bathrooms: 1
 Car Park: 1

Unit Floor Area: 73m²
 Private Outdoor Courtyard: 19m²
 Storage: 2m²



Townhouse 5 - Level 1 Floor Plan



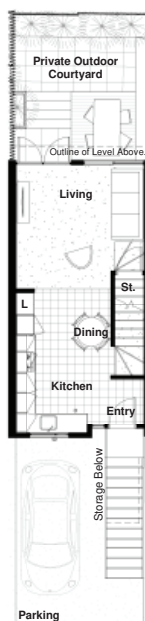
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PLANS



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Townhouse 6 - Ground Floor Plan

Townhouse No. 6 - Location and Layout

Bedrooms: 2
 Bathrooms: 1
 Car Park: 1

Unit Floor Area: 73m²
 Private Outdoor Courtyard: 17m²
 Storage: 2m²



Townhouse 6 - Level 1 Floor Plan



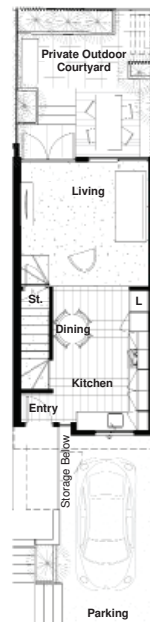
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PLANS



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Floor Areas are measured to outside of framing and centre of openings and intertenancy.
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Townhouse 7 - Ground Floor Plan

Townhouse No. 7 - Location and Layout

Bedrooms: 2
Bathrooms: 1
Car Park: 1

Unit Floor Area: 73m²
Private Outdoor Courtyard: 19m²
Storage: 2m²



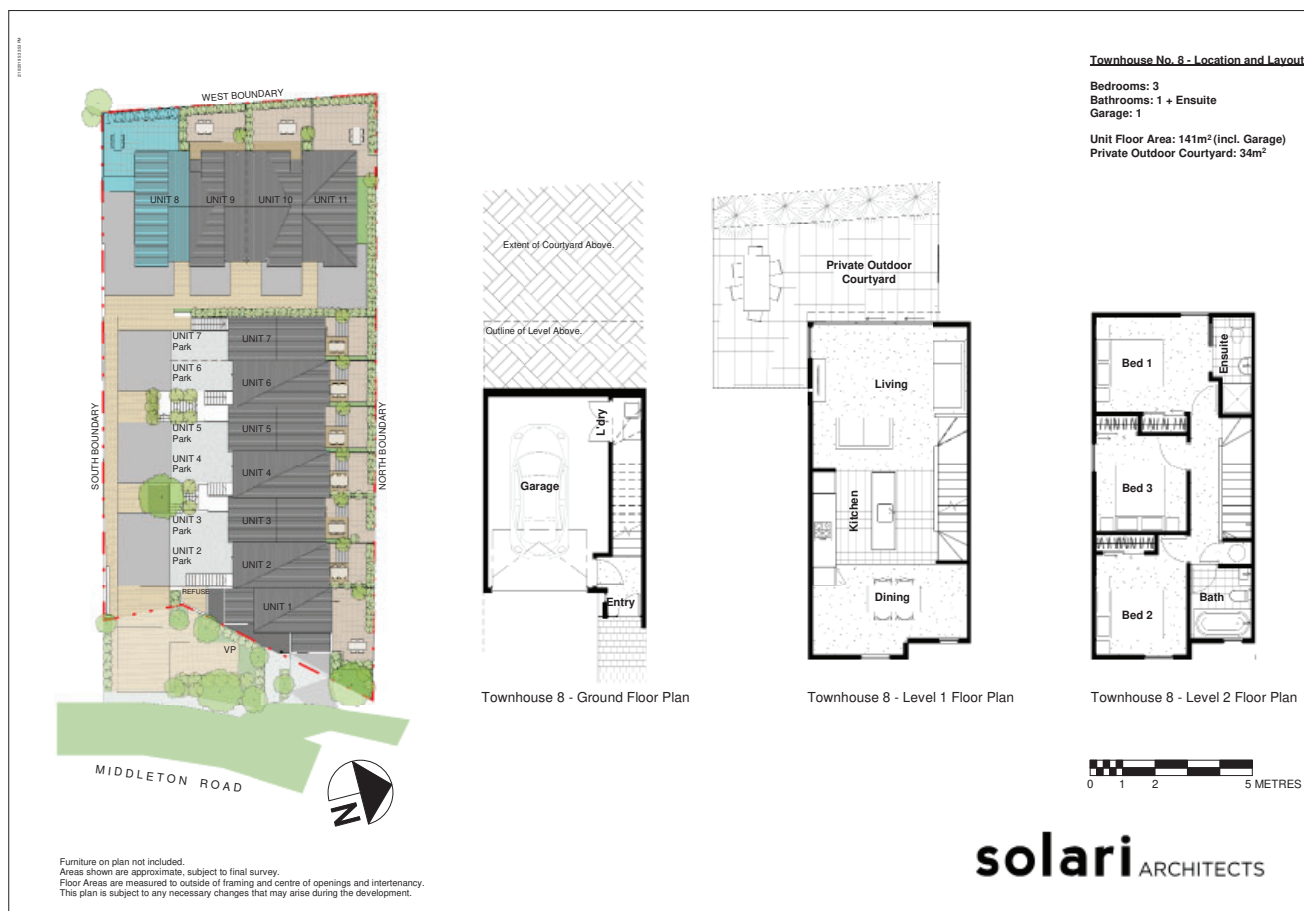
Townhouse 7 - Level 1 Floor Plan



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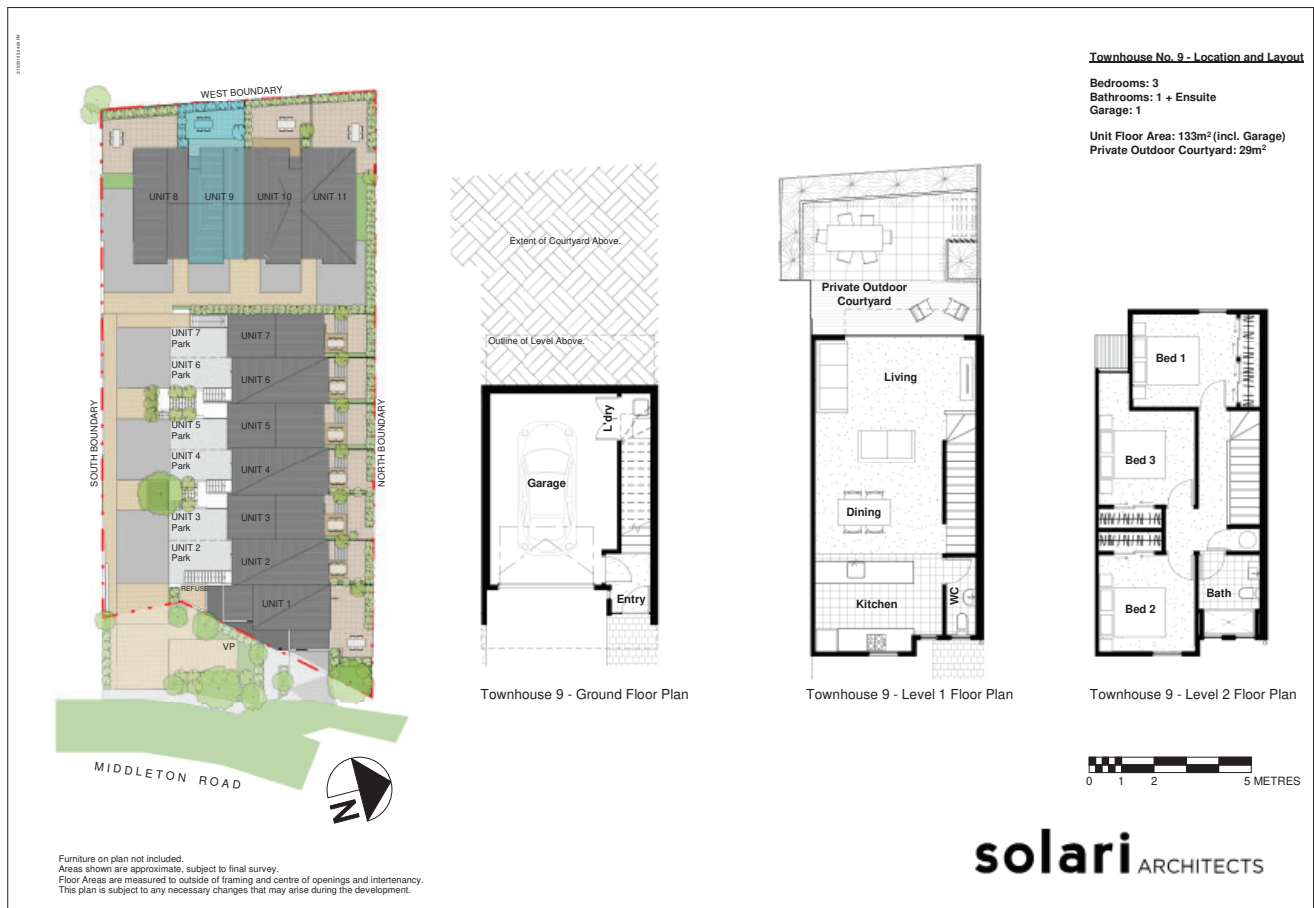


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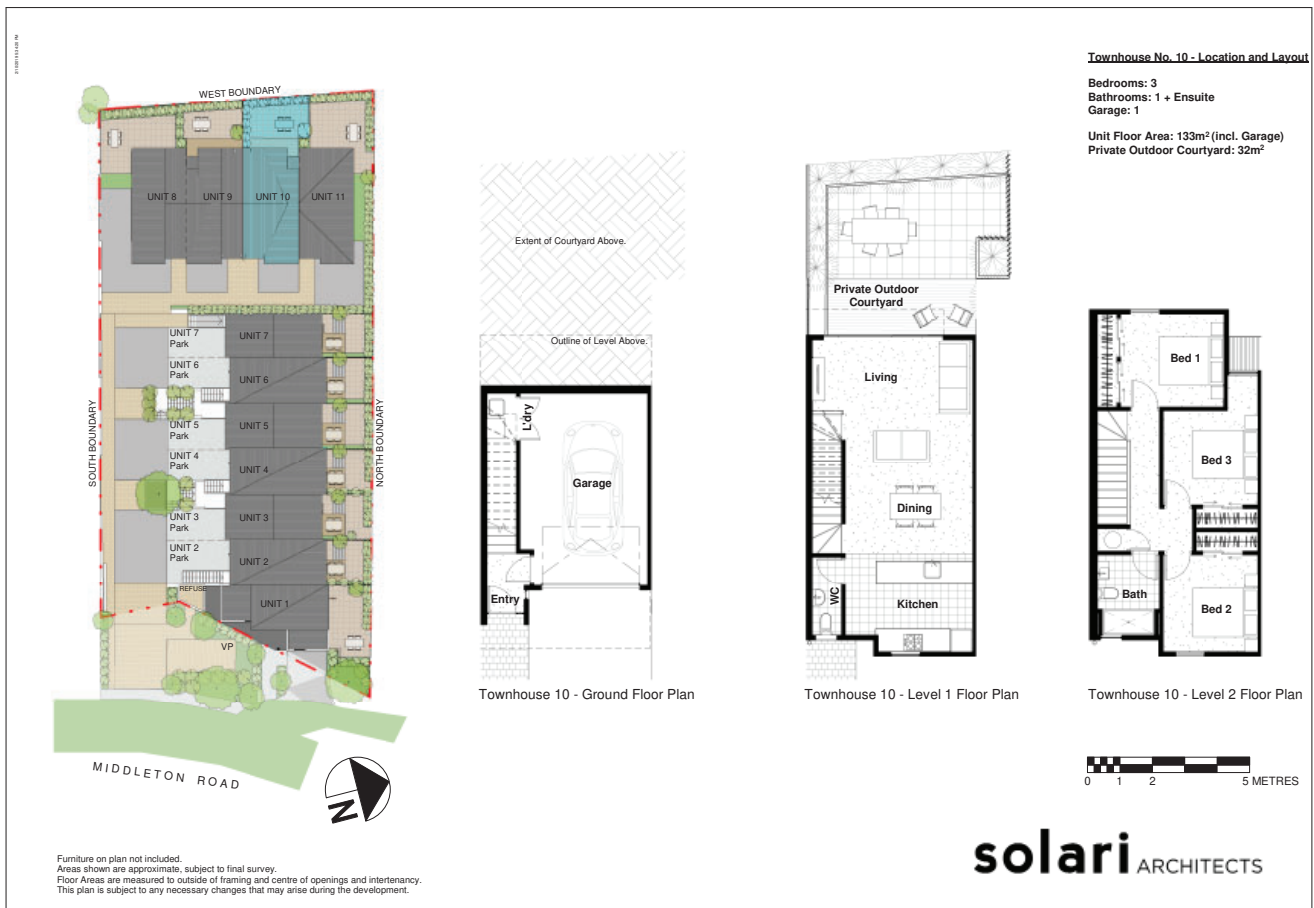


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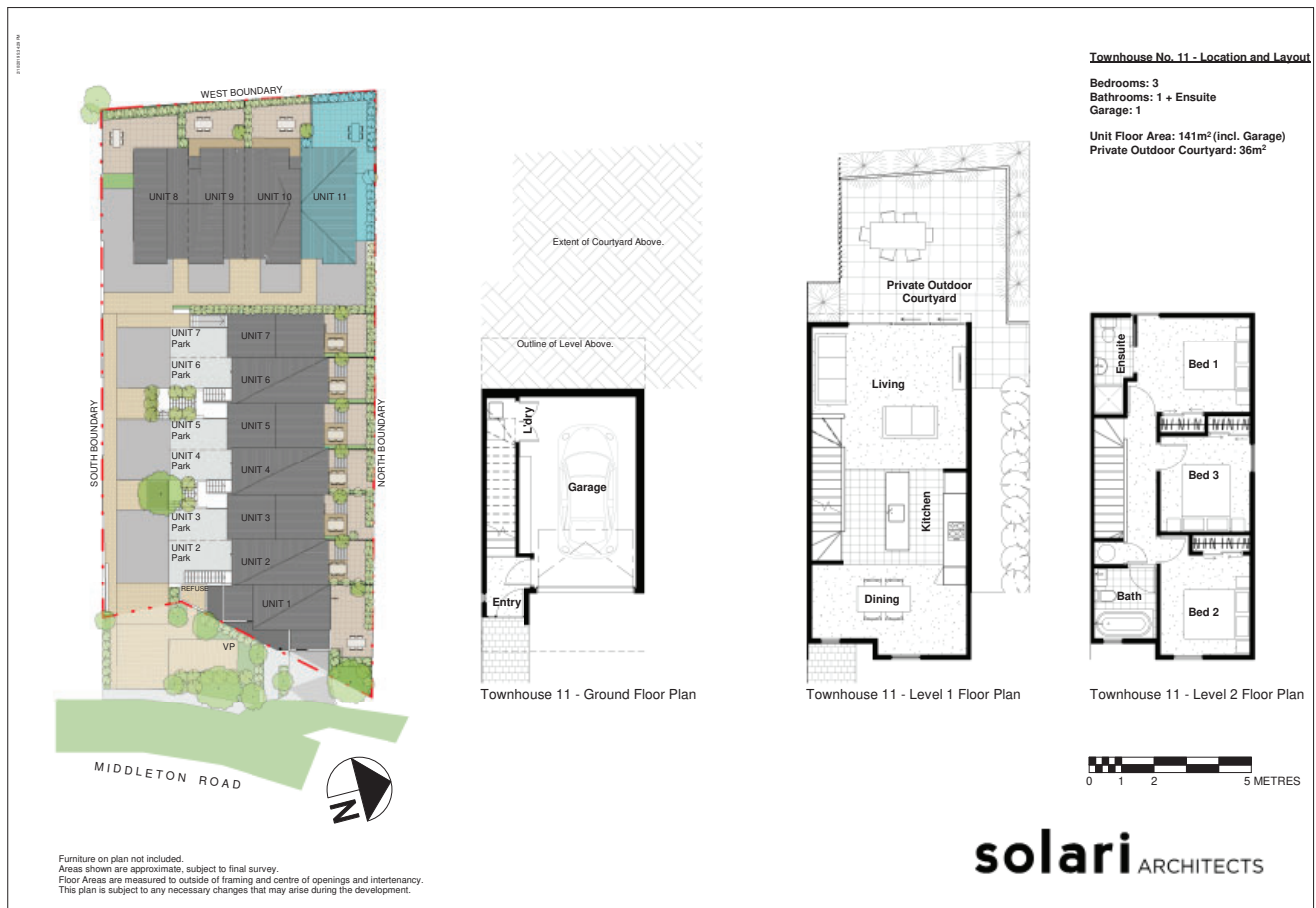


PLANS





PLANS





SPECIFICATIONS

Draft Specification: 23 Middleton Road, Johnsonville, Wellington

1. Floor Construction

Concrete slab to ground level. High density particle board flooring over timber joists to internal floors.

2. Wall Construction Between Townhouses

Acoustic and Fire rated wall. Double framing, two layers 10mm Gib each side, acoustic sealant, thermal and acoustic R2.2 batts.

3. External Cladding

Quality exterior cladding system to architects specifications including a ventilated cavity between framing and cladding.

Cladding materials comprise a mixture of bevelback weatherboards, vertical shiplap weatherboards, profiled metal vertical LT7 cladding, and flat panel fibre cement sheets.

4. Roof Construction

Prefinished long run profiled metal roofing, waterproof membrane and colour steel to flat roofs.

5. Windows and Doors

Painted exterior front door. Internal doors paint finished, hollow core.

Powder coated aluminum window joinery with clear double glazed glass to all external windows and doors.

6. Kitchen

A modern contemporary kitchen comprising of the following items:

Formica HPL Laminate bench tops with square edges

Stainless steel under mounted single sink

Melteca finish to joinery

Quality designer polished chrome tapware

7. Appliances

Ceramic Cooktop - Panasonic 60cm touch control hob



SPECIFICATIONS

Oven - Panasonic 7 function dial control clock & timer

Rangehood - Electrolux 60cm undermount rangehood

Dishwasher - Panasonic Freestanding 12 place setting

Waste Disposal - Insinkerator 0.5hp waste disposal

8. Bathrooms

Porcelain sanitary fittings

Quality polished chrome tapware

Mirror cabinets

Tiled floor, tiled wall area behind vanity unit

Acrylic shower unit with glass doors

9. Laundry

Supertub installed with plumbing

10. Internal Walls

Level 4 plaster with paint finish. Skirtings to architects specification.

11. Flooring

Kitchen, bathrooms and laundry ceramic tiles from specified range.

Quality carpet laid on foam underlay to all living areas selected from specified range.

12. Hardware

Quality satin chrome lever handle sets with privacy locks to bathrooms.

13. Cupboard Shelving

Shelf and clothes rail to all bedroom wardrobes.

14. Hot Water

Mains pressure electric 180L hot water system.



SPECIFICATIONS

15. Lighting

Recessed LED down lighting to all areas including bathrooms and kitchens. Pendant lights over part of kitchen benchtop.

16. Power and Telephones

All power points are double. Two telephone points to each townhouse.

17. Television

Two television points to each townhouse.

18. Landscaping

Planting, fencing and screens to architect's design.

Important Notice:

These are preliminary plans and specifications prepared prior to the commencement of construction.

These specifications are subject to change, either at the architect's discretion or if any items listed become unavailable.



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RENTAL APPRAISAL



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Rental Appraisal for 23 Middleton Road, Johnsonville September 2019

This is a development of 11 townhouses in a central Johnsonville location, 9km from Wellington CBD and within a few minutes' walk to schools, parks, Johnsonville Mall and supermarket, train station & several bus connections. The development comprises of

- 6 x Two bedroom / One bathroom ("A" Units)
- 2 x Three bedroom / Two bathrooms ("B" Units)
- 2 x Three bedroom / One bathroom with separate WC ("C" Units)
- 1 x Three bedroom / Two Living Areas / Two bathrooms ("D" Unit)

The townhouses would appeal to a range of tenants from professionals to families with young children and families with teenagers.

While planned completion is scheduled for late 2020, we expect strong rental market conditions to continue for the foreseeable future with demand exceeding supply. The figures below are based on the current rental market and can change in the interim due to various factors. Ultimately the market dictates the rent at the time.

We are not registered valuers and the opinions expressed in this appraisal are based on our experience and trends in the rental market.

If you have any questions relating to this appraisal, please do not hesitate to contact us.

Townhouse Number & layout	Rent range from	Rent range to (pw)
2, 3, 5, 6, 7 (Two bed/One bathroom)	\$560	\$600
8, 11 (Three bed/Two bathrooms)	\$650	\$690
9, 10 (Three bed/One bathroom/Separate WC)	\$640	\$680
1 (Three bed/Two bathrooms/Two Living Areas)	\$690	\$730